

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Special Permit No. 286-I, Saint Elizabeth Regional Medical Center

DATE: June 1, 2001

PROPOSAL: Kent Seacrest, on behalf of Saint Elizabeth Regional Medical Center, is applying for a special permit for the expansion of hospital facility, renovation and remodeling of present hospital facility, construction of new medical office building, parking structure, and reconfiguration of surface parking lots, driveways, and Landscape materials with modifications on the signage requirements on property generally located at 70th and L Street.

GENERAL INFORMATION:

CONTACT: Kent Seacrest
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508
435-6000

APPLICANT: Saint Elizabeth Regional Medical Center
555 S. 70th Street
Lincoln, NE 68510
489-7191

LOCATION: West of South 70th Street between "L" Street and North of South Wedgewood Drive.

LEGAL DESCRIPTION: Lot 1, Saint Elizabeth Regional Medical Center

EXISTING ZONING: R-1 Residential and R-3 Residential

SIZE: Approximately 27.55 acres

EXISTING LAND USE: Health care facility

SURROUNDING LAND USE AND ZONING:

To the north across "L" Street is commercial zoned B-1, O-2, & O-3; to the east across South 70th Street is the Veteran's Hospital zoned P and single family zoned R-1; to the south residential zoned R-3; to the west residential and special permit of elderly housing, zoned R-1, R-3, and P.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan shows the area as Public and Semi-Public and including Wetland and Water Bodies, and Natural/Environmentally Sensitive areas.

The following are quotes from pages 167 and 171:

D. Public Safety and Health Services

Goals

! *Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.*

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be properly located, distributed and equipped.

3. Health Services

Goals

! *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*

! *Develop Lincoln as the center for a network of regional health care services.*

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

HISTORY:

On **July 20, 1964**, Special Permit 286 approved the construction of the hospital.

On **July of 1975**, Special Permit #286-A was approved to amended the plan.

On **October 6, 1986**, Special Permit #286-B approved an addition including one-day surgery, outpatient, emergency unit, burn unit, additional parking and relocation of heliport.

On **July 20, 1987**, Special Permit #286-C approved an increase of the outpatient area, storage, and parking.

On **June 13, 1990**, Special Permit #286-D approved an increase in the number of parking spaces by 180.

On **October 3, 1990**, Special Permit #286-E approved an increase in intensive care patient rooms and nursing support areas.

On **January 9, 1991**, Special Permit #286-F approved 5,300 square feet of storage.

On **September 9, 1999**, Special Permit #286-G approved a 19,558 sq. ft. medical clinic.

In **June, 1999**, Special Permit #286-H amending the campus signage was approved by the Planning Commission. The site specific conditions are not completed to be scheduled on the City Council agenda.

ANALYSIS:

1. This is a request for a special permit to expand the existing Saint Elizabeth Hospital complex, including hospital building with an increase of 81 beds, medical office building, parking structures, and the power plant.
2. The applicant requests the following modifications on Section 27.69.260 of the Zoning Ordinance relating to signs:
 - a. An increase in the size and height of the main entry identification sign (illuminated monument) from 80 square feet to 120 square feet and a maximum height of up to 10 feet above the curb line;
 - b. An increase in size and height of the primary directional sign (illuminated monument) on the northwest and northeast corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line.
 - c. The addition of a new primary directional sign (illuminated monument) on the southeast corner of the campus for 80 square feet and a maximum height of up to 10 feet above the curb line.
 - d. Additional building signage (illuminated) on six building sites: 3 on the parking garage, 1 on the medical office building, and 2 on the hospital building. Each will be a maximum of 22.5 square feet.

3. According to Section 27.69.260 of the Zoning Ordinance:
 - a. The sign plan shall be designed to minimize adverse impact on surrounding properties.
 - b. Any signs proposed in the required yards shall be approved as part of the landscape plan.
 - c. No pole signs are allowed.
 - d. No ground sign shall exceed 8 feet in height or 50 square feet in area if on a major street 6 feet in height and 32 sq. ft. on any other street.
 - e. Signs shall have no exposed illumination, except one “ emergency” sign may have direct lighting.
 - f. All wall signs over 50 sq. ft. shall be approved in the permit.

The City Council may modify c, d, e, and f.

4. The applicant did not provide explanations for the request of modifications.
5. S. 70th Street is a major street. Wedgewood Drive and ‘L’ Street are not.
6. The proposed six building signs are located near the proposed new structures, and are at least 100' away from the property line.
7. Parking:

Based on the number of employees, beds, and floor area of the medical offices, the minimum number of parking spaces required by the Zoning Ordinances is 1,419 stalls. The plan shows 1,709 parking stalls. A consultant hired by the applicant recommends that there be at least 1,703 parking spaces provided.

8. Building Heights:

The building must setback from the yard line one foot per one foot above 20' in height. The elevation drawing indicates that the setback requirement is met. The parking structure is 47.5' in height and is setback 99.6' from the west property line. The proposed new medical office building is 78.3' in height and is setback 420' from the west property line. The hospital addition is 105.3' in height and is setback 515' from S. 70th Street.

9. Building Coverage:

The Zoning Ordinance restrict the building coverage to 35% of the land areas. The building coverage is 24.8%.

10. Location:

The Zoning Ordinance indicates that hospitals shall be located next to a major street. The new parking structure and new tower are adjacent to S. 70th Street and L Street. S. 70th Street is classified as a urban/rural minor arterial.

11. Off-site parking during construction:

The applicant will provide information on off-site parking arrangement prior to the Planning Commission meeting.

12. Landscaping:

Additional information is required to evaluate whether the proposed landscape plan meets the City of Lincoln Design Standards.

13. Comments from Public Works and Utilities Department and Parks and Recreation Department have not been received at this time.

14. The number of employee provided in the parking study does not match the number provided on the drawing. The number shall be updated.

15. Scotch Pine is susceptible to Pine Wilt disease and shall be removed from the proposed plant material. Contact Parks and Recreation Department for a suitable substitute.

CONCLUSION:

The proposed expansion and addition to the Saint Elizabeth Hospital comply with the requirements in Section 27.63.080 of the Zoning Ordinance for health care facilities.

Section 27.69.260 regulates all applications concerning signage in health care facilities in Lincoln. The applicant did not provide reasons for modifying the regulations. While the addition of the building signage are justified as identification for the new structures, there are no special circumstances for the main entry sign and the primary directional signs to exceed the maximum area and height requirement.

STAFF RECOMMENDATION:

Conditional approval

Approval of the following modification:

Additional building signage (illuminated) on six building sites: 3 on the parking garage, 1 on the medical office building, and 2 on the hospital building, with a maximum of 22.5 square feet in area;

The addition of a new primary directional sign on the southeast corner of the campus. The area and height shall be as permitted in Section 27.69.260 of the Zoning Ordinance.

Denial on the following request for modifications:

An increase in the size and height of the main entry identification sign (illuminated monument) from 80 square feet to 120 square feet and a maximum height of up to 10 feet above the curb line;

An increase in size and height of the primary directional sign (illuminated monument) on the northwest and northeast corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line;

The addition of a new primary directional sign (illuminated monument) on the southeast corner of the campus for 80 square feet and a maximum height of up to 10 feet above the curb line.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 The number of employee at the largest shift on the site plan.
 - 1.1.2 The square footage of the proposed power plant expansion in the Building Coverage calculation.
 - 1.1.3 The updated Building Coverage table.

- 1.1.4 Existing Zoning as R-1 and R-3 in Note No. 5.
- 1.1.5 "South" 70th Street instead of "West."
- 1.1.6 30' building setback along 'L' Street.
- 1.1.7 A note stating "Any relocation of existing facility will be at the owner/developer's expense," and indicate the number of parking spaces in each parking lot.
- 1.1.8 The area south of 'L' Street, north of the existing hospital, and west of the power plant as "existing parking."
- 1.1.9 Updated number of employee on the site plan.
- 1.1.10 Revisions to the satisfaction of Public Works and Utilities Department.
- 1.1.11 Locate the helicopter pad.
- 1.1.12 Remove the Planning Commission Approval Block.
- 1.1.13 Remove Note 12.
- 1.1.14 All signs including sign area and height and the distance to the property lines.
- 1.1.15 Indicate the method of illuminating the signs.
- 1.2 Revise the landscape plan to show:
 - 1.2.1 A plant material list including the common name, botanical name, quantity, size, design spread, and the method of handling of both existing and new plants.
 - 1.2.2 An approved substitute species for Scotch Pine on the Landscape Plan.
 - 1.2.3 Revisions to the satisfaction of Parks and Recreation Department.
 - 1.2.4 Distinction between the existing and proposed signs.
 - 1.2.5 Dimensions and setback distances of the signs along the frontage.
 - 1.2.6 Foundation planting around the ground signs.

2. This approval permits:

- 2.1 A expansion of the facility to a total of 252 beds.
- 2.2 A new medical office building with a total of 110,000 square feet in floor area.
- 2.3 A new parking structure.
- 2.4 A 5,000 square-foot expansion of the power plant.
- 2.5 Modifications to allow:

The addition of a new primary directional sign on the southeast corner of the campus. The area and height shall be as permitted in Section 27.69.260 of the Zoning Ordinance.

Additional building signage (illuminated) on six building sites: 3 on the parking garage, 1 on the medical office building, and 2 on the hospital building. Each will be a maximum of 22.5 square feet.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 All development and construction is to comply with the approved plans.
- 4.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 4.5 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.
- 4.6 The site plan as approved with this resolution voids and supersedes all previously approved sign plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Ching-Yun Liang
Planner

Jason Reynolds
Planner

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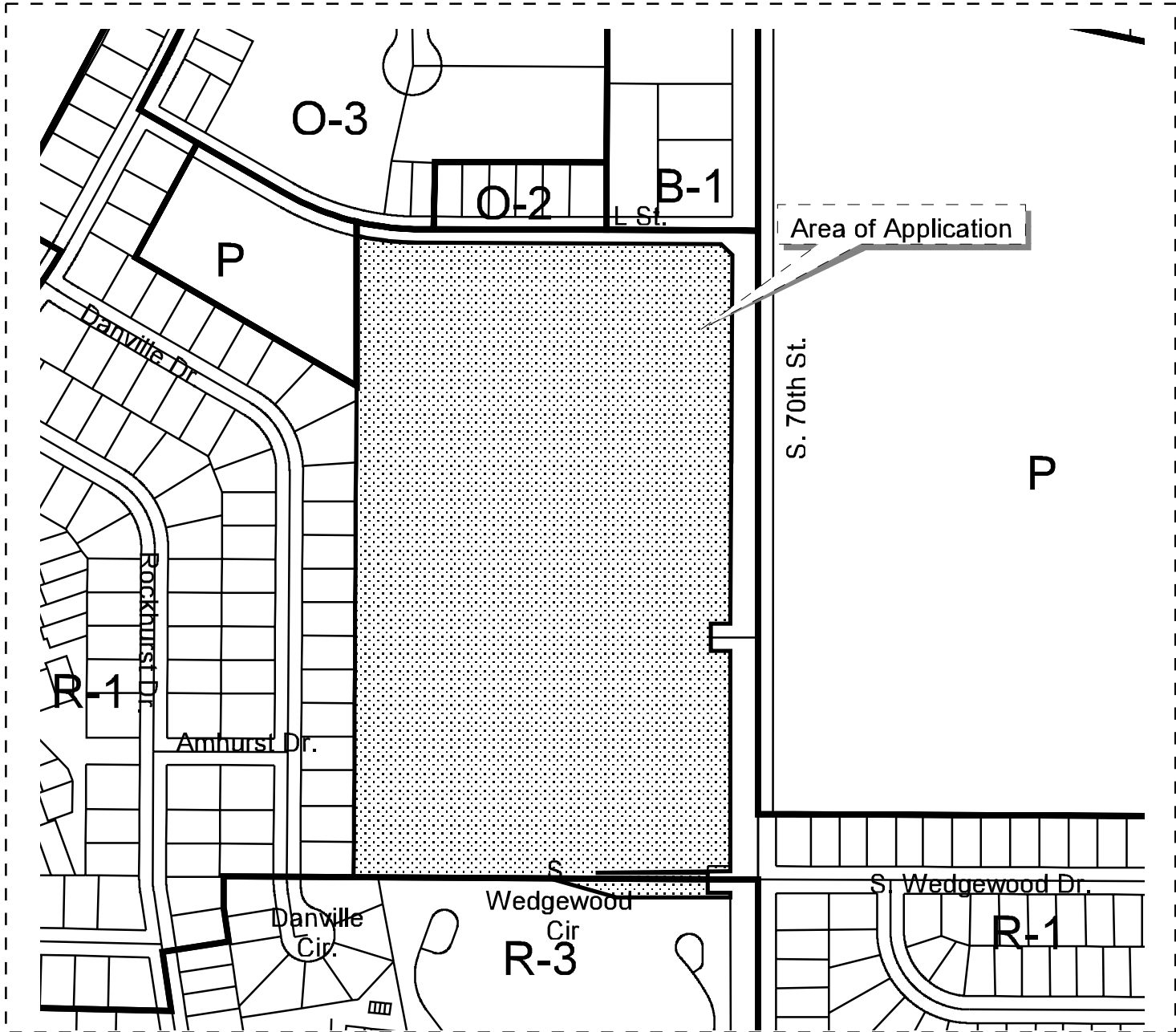


Special Permit #286I
S. 70th & 'L' St.



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

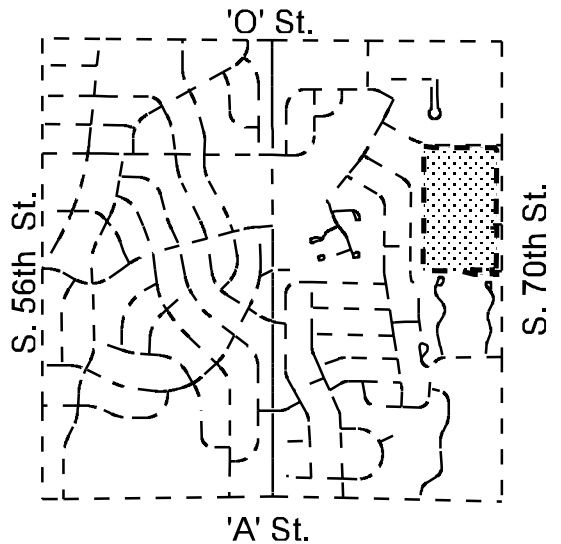
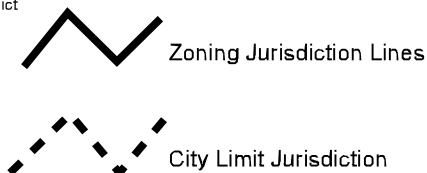


Special Permit #2861 S. 70th & 'L' St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

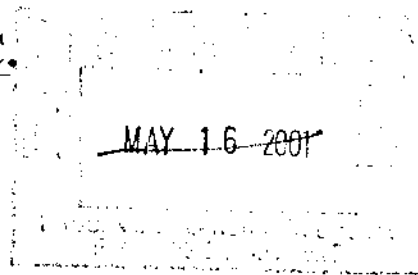
One Square Mile
Sec. 28 T10N R7E



SEACREST & KALKOWSKI, P.C.

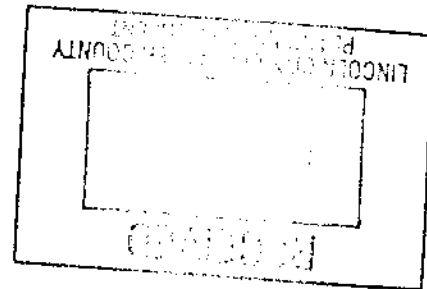
1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100
E-MAIL: sk@sklaw.inetnebr.com



KENT SEACREST
DANAY KALKOWSKI

May 17, 2001



Ms. Kathleen Sellman
Planning Director
County-City Building
555 South 10th
Lincoln, NE 68508

RE: Saint Elizabeth Regional Medical Center; Proposed Campus Expansion;
Amendment to Special Permit For A Health Care Facility; Waiver Requests

Dear Kathleen:

Our office represents Saint Elizabeth Regional Medical Center, a Nebraska non-profit corporation, who is the property owner of the hospital/medical campus located on South 70th Street between "L" Street on the north and Wedgewood Circle on the south. The property's legal description is Lot 1, Saint Elizabeth Regional Medical Center, Lincoln, Lancaster County, Nebraska.

Special Permit Amendment Application

We are pleased to submit a request on behalf of Saint Elizabeth for an amendment to their current Special Permit (Special Permit No.286) for a Health Care Facility (as defined by 27.03.310 (a) Hospitals) in the R-1 Residential District. The highlights of Saint Elizabeth's proposed hospital campus expansion include:

- Expansion of the Hospital Facility (six stories, approximately 200,000 additional square feet);
- Renovation and remodeling of the present Hospital Facility (approximately 342,000 square feet);
- New Medical Office Building (five stories, approximately 110,000 square feet);
- New Parking Garage (five levels, approximately 1,182 parking stalls);
- Expansion of the Central Plant (approximately 5,000 square feet for a total of approximately 15,200 square feet); and

- Reconfiguration of surface parking lots, driveways, signage and landscape materials.

The proposed additions are being designed and planned by NBBJ of Columbus, Ohio and Hammes Company of Lakewood, Colorado, who are nationally recognized health center architects and development leaders. Local development team members include our office along with Olsson Associates (Gary Bredehoft and Todd Lorenz) and The Schemmer Associates (Mark Lutjeharms). Together Saint Elizabeth is planning to sustain its 113 year tradition by proposing to construct quality buildings based upon high architecture and design standards which will prove to be an asset to the neighborhood and the community.

Enclosed please find our special permit amendment submittal, containing the following information:

1. Special Permit Application;
2. Application Check;
3. Site Survey (21 copies);
4. Site Plan (21 copies);
5. Grading Plan (10 copies);
6. Landscape and Signage Plan (6 copies);
7. Site Sections (21 copies);
8. Site Traffic Impact Report, May 2001 prepared by The Schemmer Associates (3 copies);
9. Supply/Demand Parking Study, May 2001 prepared by The Schemmer Associates (3 copies);
10. Title Insurance Commitment by Investor Title Insurance Company issued through State Title Services, Inc., dated May 1, 2001; and
11. Proposed Construction Phasing Plan For Phase I—Construction and Phase II—Interior remodel.

Prior to the Planning Commission hearing, Saint Elizabeth will provide the City with the details regarding its temporary parking and shuttle program during construction and the proposed location of the temporary satellite parking lots. We have addressed the stormwater runoff and storage by proposing modification to the existing pond abutting S. 70th Street. If you need additional stormwater information or data, please contact us.

Requested Waivers

The City Council has the authority pursuant to L.M.C. Section 27.63.010 to decrease the minimum regulations through the special permit process. Our submittal includes a schematic sign location plan showing additional signage, which we feel is necessary to provide clear direction for the public to find Saint Elizabeth's emergency and health delivery services. Saint Elizabeth hereby requests the following waivers:

- a. An increase in the size and height of the Main Entry Identification Sign (illuminated monument) from 80 square feet to 120 square feet and a maximum height of up to 10 feet above the curb line;
- b. An increase in size and height of the Primary Directional Sign (illuminated monument) on the northwest corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line;
- c. An increase in size and height of the Primary Directional Sign (illuminated monument) on the northeast corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line;
- d. The addition of a new Primary Directional Sign (illuminated monument) on the southeast corner of the campus for 80 square feet and a maximum height of up to 10 feet above the curb line; and
- e. Additional Building Signage (illuminated) on six building sites: 3 on the Parking Garage, 1 on the Medical Office Building and 2 on the Hospital Building. Each Building Signage would be a maximum of 22.5 square feet.

Planning Commission Considerations

The special permit process requires that the Planning Commission consider the effect the proposed project will have on the Comprehensive Plan, surrounding neighborhood and the community as a whole.

◇ Comprehensive Plan

The following are quotes from the Comprehensive Plan:

D. Public Safety and Health Services

Goals

- *Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.*

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be properly located, distributed and equipped.

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- *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*

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The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

◊ **Surrounding Neighborhood**

Saint Elizabeth has invited over 600 property owners to two neighborhood meetings to review and comment on the campus master plan and the major components of this submittal. Approximately 25 neighbors attended the January 2001 neighborhood information meeting and approximately 5 neighbors attended the May 2001 meeting. The neighbors in attendance addressed questions and concerns centering around traffic flow, parking garage, and buffering measures. The enclosed submittal includes modifications to help address the neighbors' concerns.

The traffic impacts and proposed traffic improvements associated with the proposed expansion are addressed in the enclosed Site Traffic Impact Report. With the suggested road improvements we are able to provide proper access to the Saint Elizabeth campus as well as keep traffic flowing well on South 70th Street and the surrounding neighborhood streets.

A handful of neighbors asked whether Saint Elizabeth could relocate the proposed parking garage to the north side of the campus. There are many reasons why this is not practical nor desirable for Saint Elizabeth, the rest of the surrounding neighborhood and the community at large. The public needing medical services and visiting patients require easy and convenient parking. The proposed location places the parking garage at the Hospital's front door as well as the front door of the Medical Office Building. Locating the garage on the north side of the campus would cause a greater walking distance to needed medical services. The Hospital would have to incur extraordinary costs to reconfigure the health care facilities to receive patients and visitors from the north. In addition, we believe that a parking garage on the north would put more traffic on to "L" Street, a local street and encourage patients and visitors to cut through the neighborhood to the west. The proposed location encourages visitors to enter and exit onto S. 70th Street, a major arterial roadway.

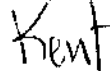
At the January neighborhood meeting, Saint Elizabeth was asked to shift the parking garage further away from its west and south neighbors. The latest plan has shifted the parking garage further away. The revised plan shifts the garage as far away as possible without impacting other key buildings, circulation routes and the S. 70th Street open spaces. In addition, Saint Elizabeth has added additional landscape materials and designed the parking lot lighting to be shielded to address the neighborhood concerns.

♦ **Community As A Whole**

Saint Elizabeth's expansion plans help position this community for the next level of regional health care services. These improvements will greatly improve the health care and preventive care delivery services for Lincoln citizens as well as the surrounding region. An improved health care system directly adds to the community's quality of life.

As soon as you have had the opportunity to review the enclosed information, we look forward to addressing your comments and questions. We are excited to work with the City Administration and our neighbors to bring forward this exciting and important health care expansion to our community.

Yours very truly,



KENT SEACREST
For the Firm

cc: Mayor Don Wesley
City Council Members
Planning Commission Members
Robert Lanik
Project Team Mailing List

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF01059

Address

Job Description: St. Elizabeth's Hospital Expan

Location: St. Elizabeth Hospital Expansi

Special Permit: N

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: RAY HILL

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



INTER-DEPARTMENT COMMUNICATION

DATE May 31, 2001

TO: Jason Reynolds, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #6S-69E

Attached is the Special Use Permit/Site Plan for Saint Elizabeth Regional Medical Center.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

A handwritten signature in cursive script that reads "Sharon Theobald".

ST/br

Attachment

c: Terry Wiebke
Easement File

OFFICE\O\DEDEAS.Fm

